

DRAFT

MINUTES

PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE

Monday, December 8, 2014 ▪ Special Meeting

Council Chambers, Audrey P. Beck Municipal Building

Members present: V. Ward, K. Rawn, P. Aho, K. Holt (1:17 p.m)

Staff: L. Painter, Director of Planning and Development; J. Kaufman, Natural Resources and Sustainability Coordinator

Call to Order

Aho called the meeting to order at 1:05 p.m.

Approval of Minutes

11-19-14: Ward MOVED, Rawn seconded approval of the minutes as written; the motion was approved unanimously.

Mansfield Tomorrow. Painter introduced Vince McDermott and Tim Baird from Milone and MacBroom, the Town's lead consultants for the zoning and subdivision regulation revisions. Painter gave an overview of the process and timeline for the revisions. McDermott updated the members on their initial review of the regulations and identified the different types of amendments that Milone and MacBroom anticipated, including:

- Organization and Use – McDermott indicated that the current regulations have a lot of redundancy and duplication that could be simplified through the rewrite process. One of the issues the committee will need to address is whether they would like to address redundancy and usability issues through a wholesale reconstruction or a more piecemeal approach. Rawn indicated that he preferred the full reconstruction approach.
- Technical Changes – These would be considered tune-ups and tweaks to the regulations; examples including changes to parking space dimensions and number of parking spaces required for different uses.
- Policy Changes – These are changes where the Committee and Commission will need to decide how many of the recommendations included in the draft POCD that they want to address and changes in approach, such as reducing the number of uses that need special permit approval and increasing the number of uses that could be approved through site plan approval by either the Commission or the staff.
- Changes to address legal considerations – McDermott noted that the current regulations have a number of provisions for waivers, something that needs to be addressed given the recent MacKenzie court case.

McDermott also distributed a short handout on form-based zoning dated 12/4/2014 prepared by Codametrics, one of the other consultants working on the zoning regulation update.

Adjournment

The meeting was adjourned at approximately 1:59 p.m.

Respectfully submitted,
Linda M. Painter, AICP